GOVERNMENT OF INDIA
URBAN DEVELOPMENT
LOK SABHA

UNSTARRED QUESTION NO:1075
ANSWERED ON:23.11.2007
HIKE IN PROPERTY PRICE IN NCR
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Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether property prices continue to soar and touch new skies in the country particularly in the NCR region;

(b) whether Government have analyzed the trend and its implications for the vulnerable sections of the community;

(c) if so, the result thereof;

(d) whether Government is considering to have a price regulatory mechanism and authority in real estate sector;and

(e) if so, the progress made in this direction?

Answer

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN)

(a)to(c): Central Government do not regulate/control prices of land i n Delhi/NCR/other areas. Prices o f properties are generally determined by market forces. It is reported that the land prices in Delhi/NCR/other areas have risen during the last few years due to various factors including growth in economy, less supply compared to demand, easy availability of housing loan, easy financing of housing projects, change from leasehold to freehold, infrastructure improvement, etc.

As part of providing housing for the poor, the Master Plan of Delhi 2021 envisages in-situ slum rehabilitation including using land as a resource for private sector participation, mandatory provision of EWS housing/slum rehabilitation in all group housing to the extent of 15% of permissible FAR or 35% dwelling units on the plot, whichever is higher, housing for the urban poor to the extent of 50-55% of the total, re-categorization of housing types, development control norms and differential densities to make EWS/LIG housing viable and economical, etc. The allotment of plots under LIG/MIG and EWS categories to the DDA registrants under Rohini Residential Scheme and allottees of alternative plots is made at the pre-determined rates which are not impacted by the increase in the rates fetched through auction.

(d)&(e): Enacting a legislation to regulate real estate sector in Delhi is at a preliminary stage.